

CHAPTER 20F. BALTIMORE BLOCK LANDMARK DISTRICT

Sec. 16-20F.001. Statement of intent.

The intent of this chapter in establishing the regulations for the Baltimore Block Landmark District is as follows:

1. To preserve and enhance the architectural and historic character of the residential row houses on the north side of Baltimore Place.
2. To preserve and enhance the environmental quality of Baltimore Block and the spatial relationships between the buildings and street.
3. To maintain continuing harmony between new development in the district and the character of Baltimore Block.

Sec. 16-20F.002. Boundaries.

The boundaries of the Baltimore Block Landmark District are as shown on the attached map marked Exhibit "A".

Sec. 16-20F.003. General regulations.

The following regulations shall apply to the entire Baltimore Block Landmark District. Any proposed development shall require a certificate of appropriateness from the urban design commission and shall conform to the following regulations:

1. *Minimum standards:* Regulations shall be minimum standards which must be followed and shall be applied by the urban design commission (AUDC). The power to hear, grant or deny variances from these regulations shall rest with the AUDC. Upon a determination by the AUDC that an application for renovation or new construction is at broad variance with the intent of these regulations and/or guidelines, the AUDC shall institute procedures for public notification and public hearing as are specified similarly for the board of zoning adjustment (section 16-16.001). Notification shall include any governmental or nonprofit institutions that have legitimate interest in the historic integrity of this historic district.
2. *The compatibility rule:* The intent of the regulations is to ensure that alterations to existing structures and new construction are compatible with the design, scale and general character of the existing buildings in the district. All design elements contained in section 16-20E.006 are subject to the compatibility rule and to the issuance of a certificate of appropriateness by the AUDC.
3. *AUDC guidelines:* The Atlanta Urban Design Commission shall adopt and maintain guidelines that shall extend the intent of these regulations, further define elements of architectural style and applicability and shall further ensure the compatibility of future development in the Baltimore Block Historic District.
4. *Secretary's guidelines:* In addition to specific standards listed herein, the General and Specific Standards for Historic Preservation Projects, as put forth by the U.S. Secretary of the Interior for all properties listed on the National Register, shall be a part of the regulations for the Baltimore Block Landmark District.
5. *Demolition or removal of existing buildings:* All buildings in the district shall be subject to the provisions for demolition or removal of existing structures as defined in section 16-20.007 of this part.

Sec. 16-20F.004. Permitted principal and accessory uses.

In addition to the general regulations required in section 16-20E.003, the following regulations shall apply to any new development, rehabilitation or conversion of existing structures to permitted uses within the Baltimore Block Landmark District.

1. *Permitted principal uses:* A building or premises shall be used only for the following principal purposes:

- (a) Single-family, two-family and multifamily dwellings.
 - (b) Offices, studios and galleries.
 - (c) Eating and drinking establishments.
 - (d) Hotels.
2. *Permitted accessory uses and structures:* All accessory uses and structures are subject to approval of the AUDC and shall be located to the rear of the principal structure.

Sec. 16-20F.005. Development controls.

- 1. *Minimum Yard Requirements:* The existing building setback line shall be maintained.
- 2. *Maximum Height:* The existing building height shall be maintained.
- 3. *Parking Requirements:*
 - (a) Off-street parking is permitted only in rear yards and shall be subject to design review and approval by the Atlanta Urban Design Commission.

Sec. 16-20F.006. Design controls.

- 1. *Roofs and Cornice:*
 - (a) New roofs shall match original roof in cornice line, cornice decoration and materials.
 - (b) Existing chimneys shall not be removed. Repairs to any new chimney shall conform as closely as possible to the original brick in color, size, texture and pattern.
- 2. *Facades:*
 - (a) Covering of the existing facade shall not be permitted.
 - (b) Facade repairs or replacement shall match original materials. All existing trim shall be repaired or replaced, if necessary, by matching original in material, color and dimensions.
 - (c) Replacement of windows and exterior doors, when required due to deterioration, shall match the original openings and conform to the original windows in material and style.
 - (d) All exterior window and door trim and other trim pieces shall match original in material and dimensions.
 - (e) Windows may not be permanently boarded or blocked.
 - (f) No window air conditioning units or other obstructions to the original facade shall be permitted.
 - (g) No exterior awnings or shutters may be added.
 - (h) Painting of the brick is prohibited.
 - (i) All brick cleaning shall be done with low-pressure water and mild detergents.
 - (j) Trim paint color must be approved by the AUDC.

3. *Entry Ways:*

- (a) Exterior doors which are repaired or replaced shall match the original.
- (b) The entry way shall be retained in its original form.

4. *Front Steps and Landings:*

- (a) Front steps and landings shall be constructed or repaired with the same floor dimensions, height and materials of the same color and size.
- (b) Existing ironwork and other decorations shall remain or be replaced to match original material, color, dimensions and style.

5. *Walls and Courtyards:* Walled rear gardens are a characteristic of Baltimore Block. The retention and reconstruction of garden walls is encouraged. Construction of new walls or the renovation of existing walls shall require design review and a certificate of appropriateness by the AUDC.